

PLANNING COMMITTEE - 11 DECEMBER 2018**APPLICATION NO** DC/18/4224/FUL**LOCATION**

Ingate House
 London Road
 Beccles
 Suffolk
 NR34 9YR

EXPIRY DATE 6 December 2018
APPLICATION TYPE Full Application
APPLICANT Mrs Zoe Dickson
PARISH Beccles
PROPOSAL Conversion of and extension to existing outbuildings to form new Dwelling

**DO NOT SCALE** SLA100042052

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**1. SUMMARY**

- 1.1 This application follows earlier applications which had been refused on the grounds of overdevelopment, harm to the outbuildings that had recently become incorporated into the extended Conservation Area where consideration of the loss of an undesignated asset could become a material consideration.
- 1.2 This application is more respectful of the historic form and retains most of that form. Parts not retained are not considered to be covered by the Article 4 direction, and are retained in terms of form and outline.

- 1.3 A neighbour has raised objection to this application and the Town Council have based their objection on the first County Highway response received which was issued in error, this has led to the acceptance of this called in application as a committee item.
- 1.4 The recommendation is for approval with conditions as outlined.

2. SITE DESCRIPTION

- 2.1 The site is located within the triangle of land created at the junction of London Road and St Georges Road, Beccles. The London Road is a B class road and St Georges Road unclassified. The site is within the extended conservation area. This site is surrounded by brick walls of probably early 20th century date generally 1.5m height. The walls are of Flemish bond surmounted by plain brick on edge copings indicating that they are either of relatively late date or perhaps given new copings. These form the historic curtilage boundary of Ingate House, which was a two storey grand farmhouse, with principal elevations facing west to London Road and South, both onto the garden space.
- 2.2 There have been recent approvals tabulated elsewhere in this report around this site leading to there being three points of access approved from the site onto St Georges Road. The most south easterly access currently serves the former stables and garage block subject to this application. This point of access is flanked by modern brick piers late 20th century brick piers and gate set in an older red brick wall that is 1.5m high to the right side and around 750mm to the left. The building to be altered is the former two storey garage with linked single storey stable to the south and conservatory to the south of the stable. The east side is comprised of lean to sheds of less substantial nature.

3. PROPOSAL

- 3.1 To form a widened opening 4.5m wide through the boundary wall to St Georges Road. To convert the two storey garage part in the north west part of the footprint comprising a brick and tile building with gables of weatherboard to east and west to re-use existing window openings generally. To retain the garden wall forming the east boundary to the garden and west wall to the former single storey stable element of the group in the south west part of the footprint of the outbuildings and to extend this element upwards to create a new low eaves two storey part within the former stable area with rooms within the roof-space. To demolish the existing brick and timber framed Victorian conservatory and erect a new kitchen element within the same shape and volume as the original kitchen to the south side.

4. CONSULTATIONS/COMMENTS

Neighbour consultation/representations

- 4.1 Objection from 7 St Georges Road and further objection from 7 St Georges Road (opposite the site) addressed to County Highways but requested as published to the WDC web page:
- The planning department have been extremely generous with the amount of development on that site already, with two new builds and the recent extension and subdivision of Ingate House.

- This application has already been refused in 2015. There are no mitigating circumstances that now make such an application any more appropriate than before, in fact the situation and potential impact in terms of road safety has been significantly heightened, due to an interim conversion to Ingate House itself, which will in due course bring more vehicles to the site.
- You are already aware that the previous application DC/15/2219FUL was to demolish the outbuildings and replace it with a house. The only difference now, is that the outbuildings are to be extended and converted. The area now is in the extended conservation area. The extensions represent significant change. Further development will impact on road safety.
- The applicant does not live at the premises so will not appreciate this.
- There is no parking between 1 to 5 St George's Road and very little between our own home at Fern Bank, 7 St George's Road, Wavertree next door to us and the driveway that currently serves Ingate House, i.e. access is in St George's Road only, not in London Road.
- We were unaware of the flat conversion when buying Fern Bank as we had no planning notice. There has been constant building work causing us amenity harm.
- We are astounded that conversion of the original house was allowed.
- There is cumulative impact from the flats, the additional house and now the proposed garage conversion that will create parking stress with 6 cars generated by the flat conversion. The applicant might add a further drive later.
- St George's Road is a busy road.
- The initial highway response mentioned the historic wall protected by Conservation area status. We object to the change to both the outbuilding and wall.
- Very many school children walk along the pathway bordering the entire original site of Ingate House.
- At the time of the previous application to develop these same outbuildings Holly House was unoccupied
- St George's Dementia Care Home stands immediately adjacent to the proposed new build and requires continuous access, including ambulance access.
- St George's Road is too narrow to accommodate parking on both sides
- St George's Road is a very busy road, and very many school children walk the boundary of the vehicular access to Ingate House, a couple of days ago I took the trouble to count them coming out of school in the afternoon, in the space of 10 minutes, 89 children walked across that access, all on the pathway across the driveway in question, at the rear of Ingate House, plus an additional few on scooters and cycling on the road itself. This occurs obviously during term-time twice a day, 5 days a week!
- Currently one car uses the driveway and the apartments may not be occupied. Three parking spaces serve the apartments. Couples might own two cars even when retired.
- It will be difficult to manoeuvre even 3 vehicles.
- Our drive is difficult to access as we have to reverse park to leave in forward gear and this blocks the road. The conversion of Ingate House and the new build to the north created new entrances not present at the time of the earlier refused application for the garage block.
- In the mornings the traffic already backs up from the junction of London Road with St George's Road and Frederick's Road.

4.2 **Parish/Town Council Comments**

Object: To agree with Suffolk Highways that there was insufficient information on the impact of increased vehicle movements and therefore to request that the information be provided before a decision can be made.

Consultees

4.3 **Head of Environmental Health:** The application form has been incorrectly completed at box 6 'Existing Use'. The proposed development is residential which is, by definition, particularly vulnerable to the presence of contamination. The answer to that question must therefore be yes and cannot be no. Upon any positive answer the form prompts the applicant to submit an appropriate assessment of contamination. The minimum validation requirements for a proposed dwelling on existing garden land is a completed contaminated land questionnaire together with an internet environmental search report. I have checked I@W and cannot find that any assessment or consideration of contaminated land was submitted with the application. Unless the applicant can submit this information prior to the application being determined there will be a need to condition the provision of the information together with any remediation and validation which may subsequently be required.

4.4 **Suffolk County - Highways Department** made an initial negative response based on a belief on their part that the Local Planning Authority might not permit widening of the historic wall opening, when it was pointed out that it was for the LPA to consider this aspect rather than prejudgement a second conditional approval recommendation was made which followed the advice issued in regard to the earlier refused application reference DC/15/2219/FUL. To do otherwise would have represented an inconsistent approach on their part. Because this first response advice to this application was published to the Council's website, objectors and the Town Council have reflected it in their objection. It is not however representative of the County Highway position, which is for conditional approval with conditions requiring that: the new vehicular access be laid out and completed in accordance with DM03 with an entrance width of 4.5m, that the access is properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, and that further details of the means to prevent the discharge of surface water from the development onto the highway are approved before use and that the use shall not commence until the area shown on drawings for Loading, Unloading, manoeuvring and parking of vehicles has been provided.

4.5 **Essex And Suffolk Water PLC:** no comments received

5. **PUBLICITY**

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area,	19.10.2018	09.11.2018	Beccles and Bungay Journal
Conservation Area,	19.10.2018	09.11.2018	Lowestoft Journal

6. SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Date posted 19.10.2018 Expiry date 09.11.2018
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7. RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
DC/09/0020/FUL	1 no house (to the north)	approved	
DC/09/0017/FUL	1 no house (to the south)	approved	
DC/14/1334/FUL	Conversion of Ingate House to flats	approved	
DC/15/2219/FUL	Demolition of the garage and outbuildings and construction of new residence.	Refused	

8. PLANNING POLICY

CS02 High Quality and Sustainable Design (Adopted Core Strategy, January 2009)
CS17 Built and Historic Environment (Adopted Core Strategy, January 2009)
DM02 Design Principles (Adopted Development Management Policies, January 2011)
DM30 Protecting and Enhancing the Historic Environment (Adopted Development Management Policies, January 2011)

9. PLANNING CONSIDERATIONS

Planning History

- 9.1 This site and associated land has been developed by the preceding and current owner by a series of applications. The original property was of generous scale, once a large farmhouse set in open land to the south of the town, but urbanised over the last century, these decisions reflect those changes and the site is well within the physical limits of Beccles and sustainably located. The earliest relevant planning permission was DC/09/0020/FUL, for one house to the north, of Ingate House, set in the tapered strip of land between London Road and St Georges Road. A new access onto St Georges Road was permitted as part of that application. Also approved at the same time was DC/09/0017/FUL for one house to the south of the site beyond the old wall that enclosed the garage and stables to the south of the old conservatory. This site appears to be outside the enclosing walls that represented the historic domestic curtilage of Ingate House on the 1906 map. This build included access off London Road.
- 9.2 The creation of a two storey stair access in the internal return of the plan and conversion to three number one bedroom flats reference DC/14/1334/FUL was approved before local listing or conservation area extension. This approval incorporated a further access onto St Georges Road and was supported by County Highways. There was no requirement to seal up the existing driveway, serving the current application site.
- 9.3 The final relevant historic application was DC/15/2219/FUL for the demolition of the garage and outbuildings that form part of this application and construction of new residence. This was refused as it would have created a larger building made wider at the front and to the rear made full two storey with the existing conservatory removed. This later decision was taken following the formal adoption of the extended conservation area proposals. This was not refused on Highway grounds and the previous approvals for access points on St Georges Road were known by the County at the time of that decision.

Visual Amenity, street scene and landscape

- 9.4 The proposal will be seen in the public domain, albeit to a limited degree given the set back from the highway and in a manner that respects the original form where the degree of change is considered to have no adverse street-scene impact. This revised proposal is much considered more respectful of the original form and barely increases the footprint. The existing roof pitch directions are retained so the original character remains.
- 9.5 The remaining garden remains sufficient for the host property, which has itself been granted permission for conversion to flats, with storage space within. The lack therefore of external storage for this host building is not considered significant. The space around the proposed stable conversion is limited, but considered adequate and reinforces the character of the related outbuilding. There is proposal to create a private garden to the west side with a simple penetration to the west garden wall, which assists in retaining the sense of separation of the stable function from the main house. This division of the garden to the south of the main house needs to be accomplished with sensitivity and should be as ephemeral as possible; a glass screen would be one option. A pre-use condition is recommended.

Heritage Considerations

- 9.6 This garage and stable block is now an undesignated (Locally listed) Heritage asset in the extended conservation area. For the summary to the heritage assessment, see the attached note at the end of this report.
- 9.7 The proposal makes use of the built form of the existing outbuildings. The significant northern two storey element is preserved and adapted, the single storey link to the conservatory features a high wall facing west towards the garden to Ingate House, and this will be penetrated by a single large opening which is considered to preserve the character of this wall. A pitched roof then springs from the existing wall top to create a two storey part. There is increased footprint of around 15 square metres to create a porch in the north east corner of the plan. To the south the conservatory will be demolished and a kitchen created to the same overall massing. This conservatory is not controlled by conservation area status.

As there is little change now required and the proposal works with the original significant elements of the building it is considered compliant in this regard with Policy DM30 (Historic Environment) of the Adopted Development Management Policies.

Residential Amenity

- 9.8 The site is remarkably well contained given its fairly intimate relationship to its surroundings, the proposal features west facing bedroom windows with high cill heights that will respect the main house in privacy terms and the large window onto the garden at ground level is at right angles and distance from the host building so no harm to either accrues. The north elevation faces the access and again distance and orientation to the host building respect privacy amenity.

- 9.9 To the south the greenhouse is rebuilt to become the kitchen with a steep roof with roof windows and a band of lower windows reflecting the original form looking into the small garden along that side so out-looking onto a historic boundary wall. This part is not visible from any highway, so is not considered controlled in conservation terms.
- 9.10 To the east there is the old person's home, this has facing windows that would have been overlooked at close range by the dormer window on the originally submitted plans. A revised drawing received 31st October 2018 reflects the concerns by removing the dormer and substituting a pair of roof windows with cills set higher. This will prevent material privacy loss providing the cill is above 1.7m from floor level and permitted development rights removed in regard to insertion of windows, other than those expressly permitted.

Highway Safety and Parking Provision

- 9.11 The earlier splitting of the original house into three flats in 2014 showed sufficient parking space for three cars and space for three more cars on the forecourt to this former stables and garage site. This remains available in this smaller proposal. The County response at that time asked for a 4.5m wide opening in the wall and this was considered acceptable in terms of the balance to be struck when considering in this case the beneficial re-use of the old buildings that would otherwise fall at risk and the significance of adjustment to a boundary wall, that is already penetrated by an opening which features modern brick piers that indicate recent 20th century adjustment.
- 9.12 The initial Highway response to this current application did question this conservation based judgement, however when both the earlier response and the responsibility of the LPA to determine conservation matters were pointed out, the County issued a further response advocating a conditional approval. If the widening of the wall therefore was considered of such harm as to require refusal then the matter of the widened access would not be obtained and the condition not met. It is considered that better detailed treatment of the replacement piers to the entrance can represent enhancement within policy DM30 where proposals should "conserve or enhance" the conservation area. St Georges Road is unclassified, so the formation or alteration of an access does not in itself require planning permission and this access already exists but will be widened to improve it. London Road is a B class road, but the impact of work on St Georges Road is considered to not have impact on that thoroughfare.
- 9.13 One bedroom flats generate a requirement for a single parking space according to the current Adopted Guidance used by the County Highways Authority when making recommendations, so the presence of that provision on the already approved conversion of Ingate House would meet the requirements of the Guidance.
- 9.14 A neighbour in objection said they had difficulty manoeuvring into their residence on St Georges Road but this existing perceived issue cannot reasonably create a requirement for another landowner to leave their land undeveloped in order to try to address a perceived off site problem where the provision on site is satisfactory for the proposal site's needs.

Flood Risk / SUDS/ Protected Aquifers

- 9.15 This proposal is in Flood Zone 1, the low risk zone and there is no record of localised surface water flooding. The site is within a "source protection zone" but this has no significance in terms of small scale extension to the footprint of an existing building.
- 9.16 The proposal does not significantly alter land permeability so no requirement for Sustainable Drainage (SUDs) requires imposition.

Biodiversity and Geodiversity

- 9.17 This site is within domestic garden land where there is no record of protected flora or fauna. There are no trees with Tree Preservation Orders in the vicinity of this site and no protected hedgerows.

Other matters

- 9.18 The creation of a new dwelling will raise Community Infrastructure Levy liability on the additional floor-space created.
- 9.19 While the proposal falls within the scheme of delegation, this application has been called in on the basis that historic building alteration and highway impact represent wider public interest concerns.
- 9.20 There are no equalities or Human Rights implications to this proposal that are not adequately covered by the planning assessment.
- 9.21 The objection from number 7 St Georges Road implies that this proposal has been refused before. For clarification, it was a proposal for a larger dwelling that involved greater demolition that was refused on heritage concerns. There is no greater potential impact on road safety in this application when compared to the earlier application, which was not objected to by the County Highways at that time and where highway matters did not form any part of the refusal reason.
- 9.22 The applicant's agent confirms pre-commencement conditions acceptable.

10. CONCLUSION

- 10.1 This revised proposal makes better use of the existing outbuilding retaining much of the elements facing the street and building up other parts where of less substantial construction. There is sufficient on site parking and County Highways are not objecting to the proposal providing conditions are attached.

11. RECOMMENDATION

Approve amended plan with permitted rights removed for roof windows etc. on the east elevation (the north elevation fronts the highway and so is covered by the conservation area controls).

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be constructed in all respects strictly in accordance with drawings 111 revision A and , 120 revision E and 110; received 31st October 2018, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order) (with or without modification), no windows, roof windows, roof-lights or dormers [other than those expressly authorised by this permission] shall be constructed on the any upper floor elevation.

Reason: to preserve the amenity of adjacent property.

4. The first floor east facing roof-lights shown in the amended plans serving the master bedroom shall be glazed with opaque glass, or other appropriate screening and shall be fixed shut if the lowest part of the glazing to the windows falls below a height 1.7m measured vertically from the finished floor level in that room, and shall be retained in that condition, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the amenity of adjacent property.

5. Before occupation of the new residence here approved, written and drawn details of the means by which the widened entrance in the boundary wall shall be detailed shall be submitted to and approved by the Local Planning Authority and before use too the works shall be enacted to the approved details. The information shall include details of piers, brick type and mortar mix to be employed.

Reason: To ensure the proper detailing of the wider opening in an attractive wall in the extended conservation area setting.

6. The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 4.5m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

7. Prior to the development hereby permitted being first occupied, the vehicular access onto St Georges Road shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with

details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

8. Before the development is commenced details shall be submitted to and approved in writing by the County Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

9. The use shall not commence until the area(s) within the site shown on Drawing No. 110 for the purposes of Loading, Unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

10. Site Investigation

No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

- 1) A desk study and site reconnaissance, including:
 - * a detailed appraisal of the history of the site;
 - * an inspection and assessment of current site conditions;
 - * an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
 - * a conceptual site model indicating sources, pathways and receptors; and
 - * a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).
- 2) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:
 - * the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
 - * explanation and justification for the analytical strategy;
 - * a revised conceptual site model; and
 - * a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including BS10175:2011+A1:2013 and CLR11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11 Remediation

No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:

- * details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
- * an explanation, including justification, for the selection of the proposed remediation methodology(ies);
- * proposed remediation objectives and remediation criteria; and
- * proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

12 Implementation of remediation

Prior to any occupation or use of the approved development the RMS approved under condition 2 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

13 Validation

A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:

- * results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
- * evidence that the RMS approved under condition 2 has been carried out competently, effectively and in its entirety; and

- * evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

14 Unexpected contamination

In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

ADDITIONAL NOTES:

Heritage assessment:

Ingate House is a well preserved red-brick and pan-tiled late Georgian house of circa 1800 in the angle of London Road and St George's Road in suburban Beccles, approximately 0.6 km south of the town centre. When first built on what appears to have been a medieval green it lay in open countryside and was owned by the Arnold family in conjunction with some 14 acres of farm land. At the time of the tithe survey in 1841 the land was leased separately from the house with a farm yard including a large barn on the east. By the 1880s the associated farmland had been lost to the

railway and new housing, and the barn had disappeared. The farm yard is now occupied by a modern care home, and the red-brick and pan-tiled range of outbuildings to the south of the house now provides the site's only link with its agricultural past. The range consists of a late-18th or early-19th century stable on the north (which faced east towards the demolished barn), a slightly later central shed that has been much altered but almost certainly formed a domestic stable entered from the house on the west, and a Victorian greenhouse of circa 1870 to the south. The northern stable has been converted into a garage by inserting a new entrance in its side wall, but is contemporary with the house and contains an identical roof of staggered butt-purlins. Its original layout was typical of its period with a central door flanked by windows, but its structure is unusual in that its roof was aligned on its shorter axis and its width was increased by integral lean-tos on both sides. This odd arrangement creates a picturesque facade with a weather-boarded gable above the entrance. The central stable was re-roofed in the 20th century but retains a characterful 19th century boarded partition with a horizontal sliding shutter, while the greenhouse - although repaired - remains largely as built. All three structures are therefore of considerable historic interest given the context of the site and meet the usual criteria for consideration as non-designated heritage assets.

BACKGROUND INFORMATION:

See application ref: DC/18/4224/FUL at
www.eastsuffolk.gov.uk/public-access

CONTACT

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